

Vol 8, Pg 35-F

1. THE COMMON AREA OF THIS PROJECT IS THE ENTIRE PARCEL OF REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES (BLUE BORDER) OF THIS SUBDIVISION (LOT "A"), EXCEPT THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THRU 24, INCLUSIVE.
2. ALL UNITS ARE COMPOSED OF AIR SPACE ELEMENTS AS TABULATED:
- | UNIT NO. | AIR SPACE ELEMENTS | UNIT NO. | AIR SPACE ELEMENTS |
|----------|-----------------------|----------|-----------------------|
| 1 | 1C, 1B | 13 | 13C, 13B |
| 2 | 2C-1,2C-2,2C-3,2B | 14 | 14C-1,14C-2,14C-3,14B |
| 3 | 3C,3B | 15 | 15C,15B |
| 4 | 4C-1,4C-2,4C-3,4B | 16 | 16C-1,16C-2,16C-3,16B |
| 5 | 5C,5B | 17 | 17C,17B |
| 6 | 6C-1,6C-2,6C-3,6B | 18 | 18C-1,18C-2,18C-3,18B |
| 7 | 7C,7B | 19 | 19C,19B |
| 8 | 8C-1,8C-2,8C-3,8B | 20 | 20C-1,20C-2,20C-3,20B |
| 9 | 9C,9B | 21 | 21C,21B |
| 10 | 10C-1,10C-2,10C-3,10B | 22 | 22C-1,22C-2,22C-3,22B |
| 11 | 11C,11B | 23 | 23C,23B |
| 12 | 12C-1,12C-2,12C-3,12B | 24 | 24C-1,24C-2,24C-3,24B |
3. THE FOLLOWING ARE NOT A PART OF A UNIT:
BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, HORIZONTAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHIMNEYS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN A UNIT.
4. EACH OF AIR SPACES 1C, 3C, 5C, 7C, 9C, 11C, 13C, 15C, 17C, 19C, 21C, and 23C, IS THE ELEMENT OF A DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH ELEMENT INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACES SO ENCOMPASSED.
5. EACH OF AIR SPACES 2C-1,4C-1,6C-1,8C-1,10C-1,12C-1,14C-1,16C-1,18C-1, 20C-1,22C-1 and 24C-1 IS THE FIRST LEVEL ELEMENT OF A THREE LEVEL DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH FIRST LEVEL ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH FIRST LEVEL INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACES SO ENCOMPASSED.
6. EACH OF AIR SPACES 2C-2,4C-2,6C-2,8C-2,10C-2,12C-2,14C-2,16C-2,18C-2, 20C-2,22C-2, and 24C-2 IS THE SECOND LEVEL ELEMENT OF A THREE LEVEL DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH SECOND LEVEL ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH SECOND LEVEL INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACE SO ENCOMPASSED.
7. EACH OF AIR SPACES 2C-3,4C-3,6C-3,8C-3,10C-3,12C-3,14C-3,16C-3,18C-3, 20C-3,22C-3 and 24C-3 IS THE THIRD LEVEL ELEMENT OF A THREE LEVEL DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH THIRD LEVEL ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH THIRD LEVEL INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACE SO ENCOMPASSED.
8. EACH OF AIR SPACES 1B thru 24B, INCLUSIVE, ARE BALCONIES. THE BOUNDARIES OF EACH SUCH BALCONY ARE AS FOLLOWS:
- (A) THE LOWER VERTICAL BOUNDARY IS 0.05 FEET BELOW THE SURFACE OF THE FINISHED FLOOR OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED.
- (B) THE UPPER VERTICAL BOUNDARY OF 1B,3B,5B,7B,9B,11B,13B,15B, 17B,19B,21B, and 23B IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE ELEVATION OF THE FINISHED CEILING OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED.
- (C) THE UPPER VERTICAL BOUNDARY OF 2B,4B,6B,8B,10B,12B,14B,16B, 18B,20B,22B and 24B IS AN INCLINED PLANE AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHEET 4, SEE NOTE 9.
- (D) THE LATERAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJOINING BUILDING WALLS, WHERE THEY EXIST, OTHERWISE THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS AS SHOWN ON SHEET NOS. 3 AND 4.
9. ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES, EXCEPT THE UPPER VERTICAL LIMITS OF THOSE AREAS DESIGNATED (M) WHICH ARE INCLINED PLANES AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHEET NOS. 4 AND 6.
10. THE AIR SPACE THE LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED, AND ARE TO THE VERTICAL PROJECTIONS OF THE INTERIOR FINISHED FACE OF THE WALLS.
11. THE WALL THICKNESS BETWEEN ELEMENT B (BALCONIES) AND ELEMENT C (LIVING AREAS) BEARING AN IDENTICAL UNIT NUMBER DESIGNATION IS 0.46 FEET UNLESS OTHERWISE NOTED.
12. IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR PLAN REGARDLESS OF SETTLING OR LATERAL MOVEMENTS OF THE BUILDING, AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.
13. THE ELEVATION OF THE BENCH MARK TO BE SET AS NOTED ON SHEET 2 OF THIS MAP SHALL BE PLACED ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF MONO COUNTY WITHIN ONE (1) YEAR OF RECORDATION OF THIS MAP.

NOTES

TRACT NO. 36-71

SNOWBIRD CONDOMINIUMS

MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP
RECORDED IN BOOK 6, PAGE 40 OF MAPS OF SAID
COUNTY, IN THE NORTHEAST 1/4 OF SECTION 33,
T.3S., R.27E., M.D.M.

PLAN FOR CONDOMINIUM PURPOSES